



FORTUNY  
HOGARES ÚNICOS



## GROUND FLOOR APARTMENT IN COLINAS DEL LIMONAR, EAST MALAGA

C. Prof. Jesus Marin, 12, Málaga-Este, 29016 Málaga, España

**735.000 €**



Jesús Osborne

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<https://www.fortunyhogaresunicos.com/en//ref/P940V>

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**The essentials**

**Area:** 1134 m<sup>2</sup>

**Bedrooms:** 3 beds

**Garage:** 1

**CEE:** A

**Category:** Apartment, New Builds

**Lot size:** 91 m<sup>2</sup>

**Bathrooms:** 2 baths

**Storage room:** 1

**Status:** A estrenar, Brand New, Excellent

**ID property:** P940V

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## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Community garden, Community pool, Double glazed windows, Elevator, Parking, Porcelain tile floor, Security door, Storage room, Suelos de tarima, Terrace, Unfurnished, Zona infantil

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Fortuny Hogares Únicos presents a beautiful ground-floor apartment with a garden in a modern residential complex, located in the most sought-after and privileged area of Malaga East, Colinas del Limonar, just a few minutes from La Caleta beach, close to all services: schools, children's education centres, health centres, supermarkets. The property is perfectly communicated with public transport, the main access roads to the city and the A-7. This new development offers a natural environment surrounded by green areas without renouncing the benefits of the city. All the homes have a modern design open to the exterior light. A home conceived to reduce the environmental impact, a property built and inhabited sustainably.

## Distribution

The modern ground floor apartment is west facing and has a total built area of 114m<sup>2</sup> with communal areas, 91m<sup>2</sup> of living space and 95 m<sup>2</sup> of terrace and garden. It is distributed in an entrance hall with fitted wardrobes, a spacious and bright living-dining room with access to the terrace, an open plan kitchen open to the living room with utility room, three bedrooms with fitted wardrobes; the master bedroom has an ensuite bathroom, a second bathroom that serves the rest of the rooms. The terrace has a porch of 21m<sup>2</sup>, ideal for outdoor dining, an uncovered part of 42m<sup>2</sup> and a private garden of 29m<sup>2</sup>.

## Qualities

High-quality installations and qualities: armoured entrance door, white lacquered doors, wooden floors in the living room and bedrooms, porcelain floors in the kitchen, bathrooms and terraces, bathrooms equipped with sanitary ware and taps, built-in wardrobes covered in melamine, hot water with electric boiler with aerothermal heat pump, air conditioning by ducts, video intercom.

## Communal areas

The communal areas have large landscaped areas with automatic irrigation and are equipped for the enjoyment of the whole family with a communal swimming pool with saline chlorinated water, children's play area, social area for holding birthdays and social gatherings, coworking area, bicycle parking, toilet in the swimming pool area. A parking space with pre-installation of a charging point for electric vehicles and a storage room are included in the price.

## Regulations

Energy Certification: "A". In compliance with the RD of the Junta de Andalucía 218/2005 of 11 October, we inform consumers that the indicated price does not include the expenses derived from the purchase of the property according to the laws in force (ITP, notary fees and in case of new construction the VAT tax).

## Contact us

We present a warm, functional home with a modern and natural design where dreams come true. For further information, please do not hesitate to contact us. We will be pleased to help you.

